

## CITY OF EVANSVILLE BUILDING AND/OR CONSTRUCTION FEE SCHEDULE

BUILDING CATEGORY	PERMIT FEE RATE
Annexation	Applications are available from the Clerk's Office. There is no fee to apply for annexation. Annexation procedures, from start to finish and under normal circumstance, can be completed with two months from the date of application.
Air Conditioning Units, other than wall units	A fee of \$15 per unit applies.
Certificate of Occupancy	No Fee
Commercial Projects (new)	\$3/\$1,000 Assessed Value
Commercial Property additions, alterations, accessory buildings, renovations, etc.	\$5/\$1,000 for initial \$25,000 of Construction Cost. \$3/\$1,000 for any additional Construction Cost over the initial \$25,000. A minimum fee of \$17.50 per project applies.
Conditional Use Permit (CU)	A \$300 application fee, plus municipal consulting costs, is required for each CU. Prior to formal review, certification from the Zoning Administrator is required to process the application. All CU permits are subject to Plan Commission approval.
Electrical work additional Outlets & Circuits, alterations, change of service, replacements, etc.	\$5/\$1,000 of estimated Construction Costs. A minimum fee of \$17.50 per project applies.
Failure to obtain a Permit before beginning Project Work	A fee double that of the original permit fee applies to each violation.
Flammable Liquid Storage	A fee of \$5/1,000 gallon capacity or fraction thereof is required. A minimum fee of \$5 applies.
Fences	A fee of \$17.50 per permit applies.
Heating work addition of service, alterations, change of service, duct work, replacement, etc.	\$17.50 per unit for the initial 150,000 BTU. \$3/50,000 for remainder over initial 150,000 BTU. A fee of \$3 per incinerator applies.
Land Divisions	A Land Dividers Agreement to reimburse the City for consulting fees is required. A completed Environmental Assessment Checklist is required to process the application. Approval from the Plan Commission and Common Council are also required.
Moving Building/Structure over Public Way	A fee of \$20 plus \$1.50 per 1,000 cubic feet for principle building/structure. Accessory buildings/structures require a fee of \$3 plus \$1.50 per 1,000 cubic feet.
Permanent Wall Units (installed)	A fee of \$15 per unit applies.

Plan Review	A fee of \$50 per plan applies. Any plans submitted, signed and stamped by a registered architect or engineer are exempt from the Plan Review fee.
Planned Unit Development (PUD)	A fee of \$600, plus municipal consulting costs, is associated with each PUD permit.
Plumbing work additional fixtures, alterations, change of fixtures, etc.	\$5/\$1,000 of estimated Construction Costs. A minimum fee of \$17.50 per project applies.
Residential additions, accessory buildings, private garages, breezeways, etc.	\$5/\$1,000 of Construction Cost. A minimum fee of \$17.50 per project applies.
Rezone	A fee of \$150, plus municipal consulting costs, is required for each rezone application.
Sidewalks & Driveways	A fee of \$17.50 per permit applies.
Single & Two-Family Residential Homes	\$325 (total cost of all construction permits), plus an additional park fee per unit, applies for each residential building project.
Site Plan	A site plan is required for all building construction projects within the City. There is a fee of \$300 per plan, plus municipal consulting costs, for each site plan. Application certification from the Zoning Administrator is required. To receive pre-approval, an appointment with the City of Administrator must be arranged. The City's Plan Commission must approve all site plans. See pages 26-27.
Street Opening	All street opening permits require a minimum fee of \$570; upon successful completion of the project, all except for \$50 of the original fee is refundable. A fee of \$4.75 per SF of curb cut is required. If required, insurance may be also required. For construction purposes, any street closing carries a minimum of 72 hours notification.
Variance Change	A fee of \$30 fee is required to apply for a variance change. All variance changes are subject to approval by the Board of Appeals Committee.
Wrecking or Razing	A fee of \$17.50 per building or structure applies. However, the Building Inspector may issue a Waiver of Fee if the property is subject to a Condemnation Order.
Zoning Change	A \$150 fee is required. All zoning changes are subject to PC and Council approval.

## SITE PLAN APPLICATION CHECK LIST

- ☐ Site Plan Approval Request is initiated by land owner(s) or their legally authorized representative(s).
  - ☐ Pre- Application Meeting scheduled and held.
  - ☐ Zoning Administrator certifies application as complete.
  - ☐ Plan Commission appearance scheduled. 00/00/00
  - ☐ 12 copies of certified Application to Zoning Administrator.
  - ☐ Written Description of the intended use describing:
    - ☐ Existing zoning district(s) and proposed zoning district
    - ☐ Current land uses present on property
    - ☐ Proposed land uses for the property
    - ☐ Proposed amount of:
      - dwelling units
      - floor area
      - impervious surface area
      - landscape surface area
      - resulting site density
      - floor area ratio
      - impervious surface area ratio
      - landscape surface area ratio
    - ☐ Operational Considerations relating to:
      - potential nuisance creation
      - noncompliance with Performance Standards (17.21) including;
        - street access
        - traffic visibility
        - parking
        - loading
        - exterior storage
        - exterior lighting
        - vibration
        - noise
        - air pollution
        - odor
        - electromagnetic radiation
        - glare and heat
        - fire and explosion
        - toxic or noxious materials
        - waste materials
        - drainage
        - hazardous materials
- If in compliance then statement "The proposed development shall comply with all requirements of this chapter"

- ☐ Property Site Plan
  - ☐ Title block
    - Name
    - Address
    - Phone/fax number current property owner and/or agent(s) (developer, architect, engineer, planer) for project
    - Plan date and revision dates (00/00/00)
    - North arrow
    - Scale (no smaller than 1 inch equals 100 feet)
    - Parcel number
    - Property lines, existing and proposed right-of-way lines with bearings and dimensions
    - Existing and proposed easement right-of-way lines with bearings and distances (explain)
    - Building setback lines
    - Existing and proposed buildings, structures, paved areas including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
    - Location and dimension of access points on public streets (cross-section & entry throat)
    - Location and dimension of all on-site and off-site parking (number of stalls)
    - Location and dimension of all loading and service areas
    - Location of all outdoor storage areas and screening design
    - Location, type, height, size, and lighting of all signage
    - Location, design/type, height, illumination power and orientation of all exterior lighting
    - Location and type of any permanently protected green space areas
    - Location of existing and proposed drainage facilities
    - Legend to include:
      - Lot area
      - Floor area
      - Floor area ratio (b/a)
      - Impervious surface area
      - Impervious surface ratio (d/a)
      - Building height
- ☐ Landscaping Plan same scale as main plan and reduction (11 x 17)
  - Table landscape point requirements
  - Location of required bufferyard and landscaping areas
  - Location and species of individual plants
  - Fencing types and heights
  - Berm heights
- ☐ Grading and Erosion Control Plan same scale and reduction (11 x 17)
  - Existing and proposed grades
  - Retention walls and related devices
  - Erosion control measures
- ☐ Elevation Drawing of proposed buildings or proposed remodeling
  - Exterior treatment
  - Exterior materials, texture, colors, and overall appearance
- ☐ 3 full size copies of Landscaping, Grading and Erosion Control Plan and Elevation Drawing